



City of El Paso – City Plan Commission Staff Report

Case No: PZST11-00012
Application Type: Special Permit
CPC Hearing Date: December 15, 2011
Staff Planner: Esther Guerrero, (915) 541-4720, guerreroex@elpasotexas.gov

Location: 3118 Missouri Avenue
Legal Description: Lot 23 and the East 16.67 feet of Lot 24, Block 62, East El Paso Addition, City of El Paso, El Paso County, Texas
Acreage: 0.1339 acre
Rep District: 8
Zoning: R-5 (Residential)
Existing Use: Vacant
Request: Infill Development to allow reduced setbacks & lot width
Proposed Use: Single-family home
Property Owner: Frank Jr. and Maria G. Dominguez
Applicant: Same
Representative: Same

SURROUNDING ZONING AND LAND USE

North: R-5 (Residential) / single-family residential
South: R-5 (Residential), S-D (Special Development) / alley, upholstery shop
East: R-5 (Residential) / single-family residential
West: R-5 (Residential) / single-family residential

THE PLAN FOR EL PASO DESIGNATION: Commercial (Central Planning Area)

NEAREST PARK: Mary Webb Park (1,224 feet)

NEAREST SCHOOL: Alta Vista Elementary (3,255 feet)

NEIGHBORHOOD ASSOCIATIONS

Five Points Development Association, El Paso Central Business Association

NEIGHBORHOOD INPUT

Notices of the December 15, 2011 public hearing were mailed to all property owners within 300 feet of the subject property on November 29, 2011. The Planning Division has not received any phone calls or letters in support or opposition of this request.

APPLICATION DESCRIPTION

The site plan shows a proposed 2,668 sq. ft. single-family home, including game room with a restroom located in the basement; a front and rear covered porch measuring a total of 552 sq. ft.; and a carport measuring 385 sq. ft. Access is proposed via a driveway from Missouri Avenue.

The applicant is requesting zero-foot side yard setback reductions, from the required ten feet abutting the alley and five feet abutting property to the west; reduced front and rear yard cumulative setback of 35 ft. from the required 45 ft.; and reduced minimum lot width of 41.67 ft. from the required 45 ft.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval** of the special permit and detailed site development plan review request, with the recommendation that the alley be paved to city standards if used for access.

The Plan for El Paso-City-Wide Land Use Goals

All applications for special permit shall demonstrate compliance with the following criteria:

- a. Goal: establish a balanced and complete community which contains a mix of land uses and densities, housing types and styles, economic development, job opportunities, educational opportunities and outlets for social and cultural expression.
- b. Goal: protect residential areas from incompatible land uses and encroachment which may have a negative impact on the residential living environment.
- c. Goal: provide a wide range of housing types that respond to the needs of all economic segments of the community.
- d. Goal: preserve, protect, and enhance the integrity, economic vitality and livability of the city's neighborhoods.

The purpose of the R-5 (Light Residential) district is to promote and preserve residential development within the City to create basic neighborhood units. It is intended that the district regulations maintain a low density of dwelling units supporting a suburban-urban interface that permits developments utilizing varying lot configurations. The regulations of the districts will permit primarily single-family and two-family residential areas, and recreational and institutional uses incidental to and serving the neighborhood.

Development Coordinating Committee Review

The DCC reviewed and discussed the application for special permit and offered no objections to Planning Staff's recommendation for approval with the condition that the alley(s) be paved to city standards if used for access.

Engineering – Construction Management Division-Plan Review

Structures closer than 3 feet to property line require fire separation protection.

Engineering – Land Development

1. ADA accessible Sidewalks, Wheel-chair ramp(s), and Driveway(s) will be required.*
2. Grading plan and permit shall be required.*
3. Storm Water Pollution Prevention Plan and/or permit required.*
4. Drainage plans must be approved by the Engineering and Construction Management Department, Land Development Section.*
5. The property is under Flood Zone "AH", the applicant shall comply with chapter with Chapter 18.60 Flood Damage Prevention.
6. Preliminary and Final Elevation Certificates are required, and shall be submitted.*
7. The Subdivision is within Flood Zone "AH"- Panel # 480214 0034 B, dated October 15, 1982.

* These requirement will be applied at the time of development.

Department of Transportation

Transportation does not object to the proposed special permit and detailed site development plan.

Note: All existing and/or proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall be in accordance with the current City of El Paso Design Standards for Construction and shall be ADA/TAS compliant.

Fire Department

No comments received.

Sun Metro

Sun Metro does not oppose this request.

El Paso Water Utilities

1. EPWU-PSB does not object to this request.

Water:

2. There is an existing 6-inch diameter water main extending along Missouri Avenue that is available for service. The water main is located approximately 17-ft south from the northern right-of-way line.
3. There is an existing 4-inch diameter water main extending along the alley between Missouri Avenue and Gateway Boulevard West that is available for service. The water main is located approximately 10-ft east from the eastern property line.
4. There is an existing 4-inch diameter water main extending along the alley between San Marcial and Estrella Streets that is available for service. The water main is located approximately 5-ft south from the southern property line.
5. Previous water pressure reading from fire hydrant # 1437 located at the northwest intersection of San Marcial Street and Gateway Boulevard West, have yielded a static pressure of 94 (psi) pounds per square inch, a residual pressure of 78 (psi) pounds per square inch and a discharge of 1163 (gpm) gallons per minute
6. The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The Lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.
7. EPWU records indicate a 3/4-inch water meter serving the subject property. The service address for this meter is 3118 Missouri Avenue.

Sewer:

8. There is an existing 12-inch diameter sanitary sewer main extending along the alley between Missouri Avenue and Gateway Boulevard West that is available for service. The sewer main is located approximately 7-ft east from the eastern property line.
9. There is an existing 8-inch diameter sanitary sewer main extending along the alley between San Marcial and Estrella Streets that is available for service. The sewer main is located approximately 10-ft south from the southern property line.

General:

10. Application for water and sanitary sewer services should be made 6 to 8 weeks prior to construction to ensure water for construction work. New service applications are available at 1154 Hawkins, 3rd Floor. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

CITY PLAN COMMISSION OPTIONS

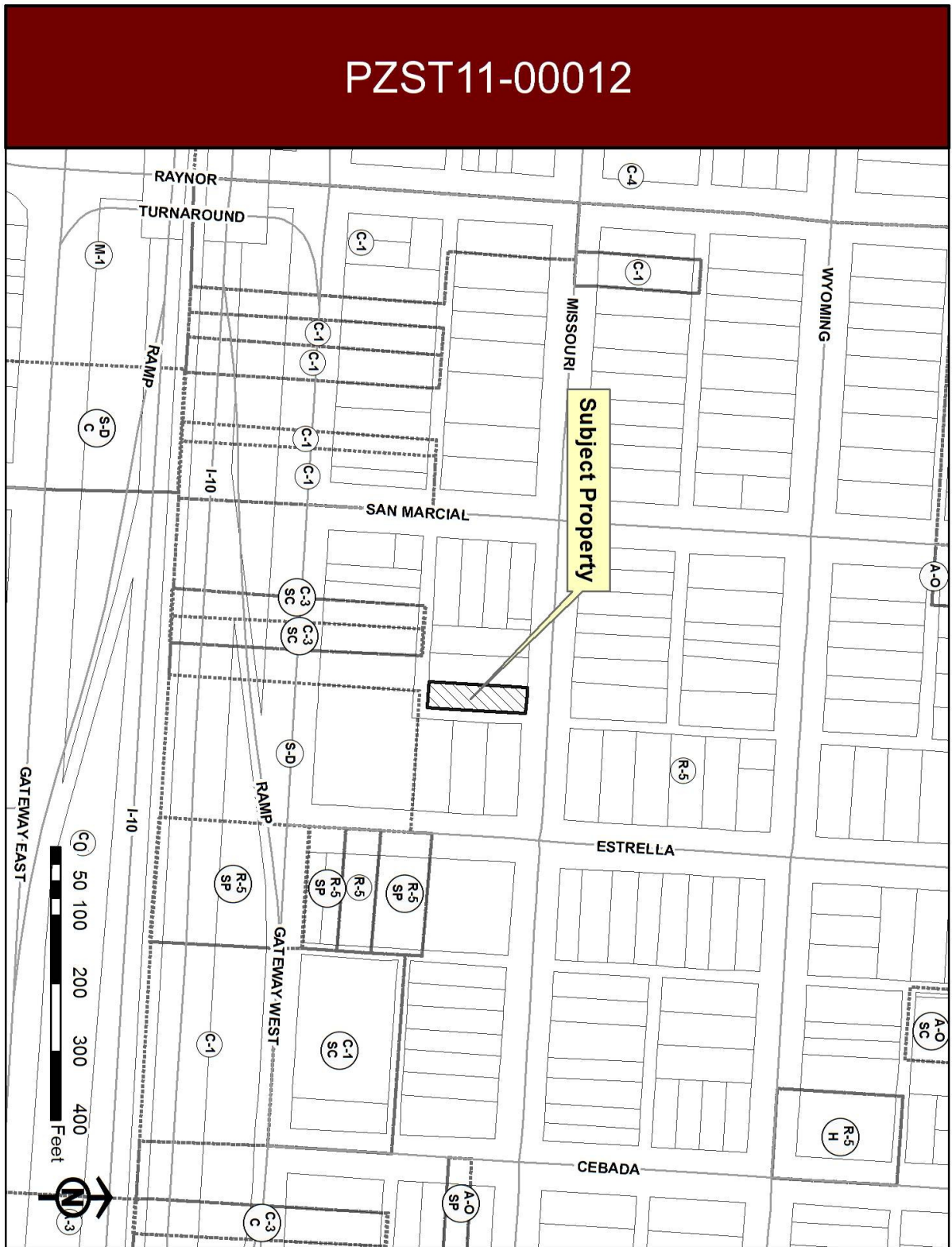
The City Plan Commission may consider the following options and additional options that it identifies when reviewing the special permit and detailed site development plan application:

1. Recommend approval of the application finding that the special permit and detailed site development plan is in conformance with the review criteria of The Plan for El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan
2. Recommend approval of the application with modifications to bring the special permit and detailed site development plan into conformance with the review criteria in The Plan for El Paso as reflected in CPC report or other criteria from the Plan as identified by the CPC.
3. Deny the application finding that the special permit and detailed site development plan does not conform to the review criteria in The Plan for El Paso as reflected in CPC report or other criteria identified from the Plan by the CPC.

Attachments

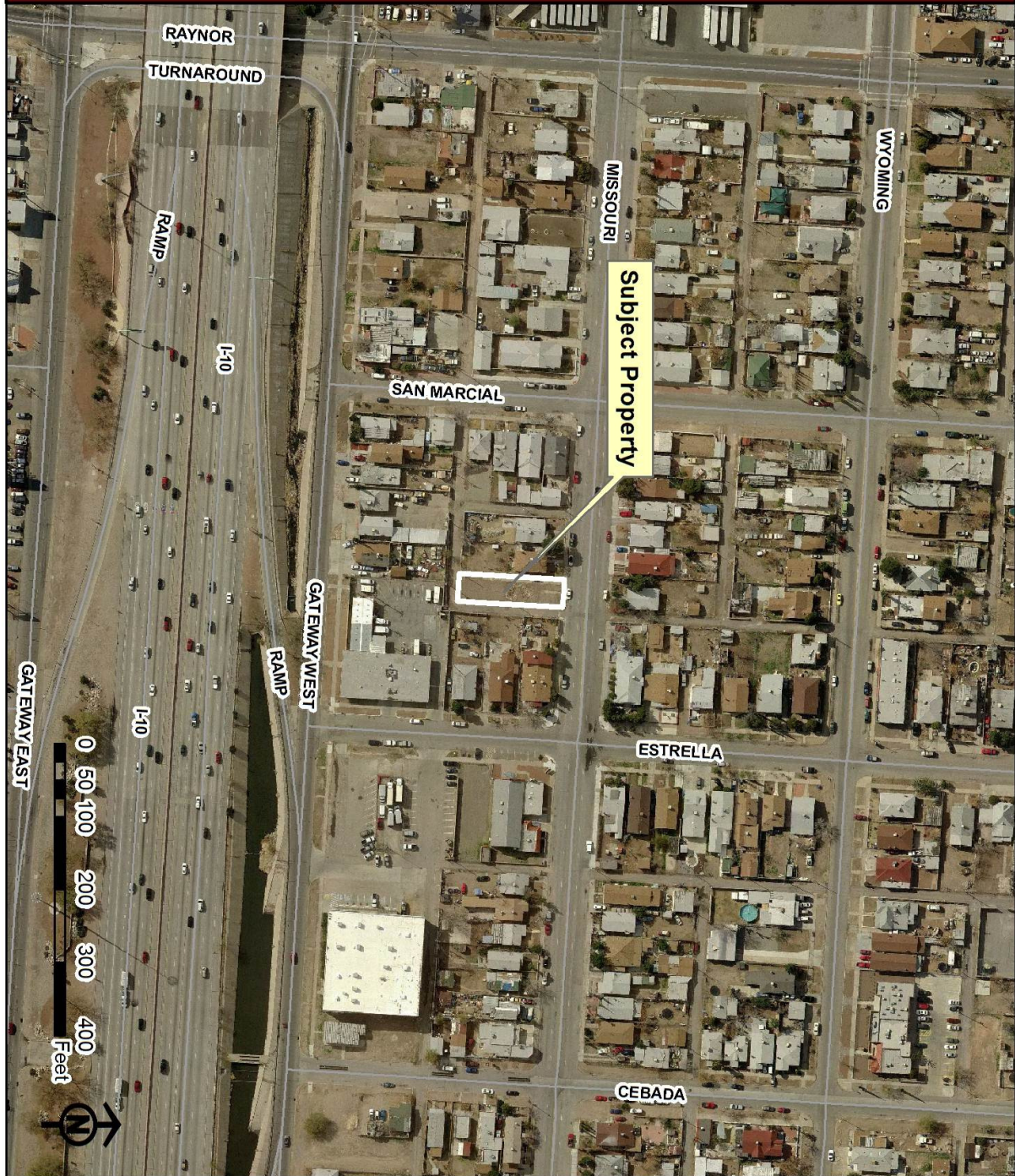
1. Location Map
2. Aerial Map
3. Detailed Site Development Plan
4. Elevations

ATTACHMENT 1: LOCATION MAP

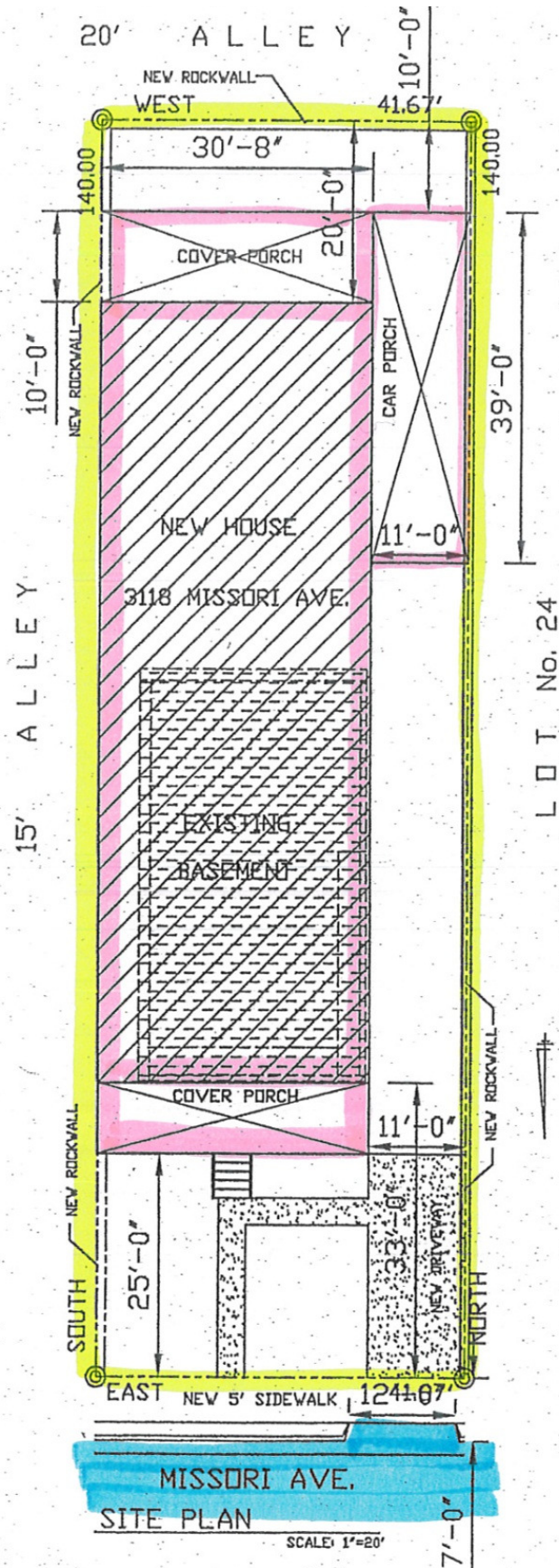


ATTACHMENT 2: AERIAL MAP

PZST11-00012



ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN



ATTACHMENT 4: ELEVATIONS

